

Table of Contents

I. EXECUTIVE SUMMARY	I-1
A. Executive Summary Overview	I-1
B. Brief Description of the Proposed Action.....	I-7
C. Project Purpose and Need and Benefits	I-13
D. Summary of DEIS Sections	I-17
E. Summary of Project Alternatives.....	I-42
F. List of Involved and Interested Agencies, Required Approvals/Permits, and Interested Parties	I-51
II. DESCRIPTION OF PROPOSED ACTION	II-1
A. Introduction.....	II-1
B. Project Purpose, Need, and Benefits.....	II-2
C. Site Location/Environmental Setting.....	II-6
D. Proposed Development.....	II-14
1. Project Background and History	II-14
2. Project Description	II-16
a. Existing and Proposed Rezoning	II-16
b. Proposed Buildings.....	II-21
c. Landscaping and Lighting.....	II-24
d. Vehicle Access and Circulation	II-25
e. Utilities and Their Management	II-28
f. Amount of Disturbance, Wetland Disturbance and Mitigation, Impervious Surface, Stormwater Management.....	II-28
g. Open Space.....	II-30
h. Parking and Site Sections	II-30
i. Easements.....	II-32
j. Estimated Cut and Fill.....	II-32
k. Environmental Site Assessment	II-32
E. List of Involved and Interested Agencies, Required Approvals/Permits, and Interested Parties	II-32
III. EXISTING ENVIRONMENTAL CONDITIONS, ANTICIPATED IMPACTS AND MITIGATION	
A. Land Use and Zoning.....	III.A-1
1. Introduction and Principal Conclusions.....	III.A-1
2. Existing Conditions.....	III.A-1
3. Future Without the Proposed Project	III.A-13
4. Anticipated Impacts.....	III.A-13
5. Mitigation Measures	III.A-26

B. Traffic	III.B-1
1. Overview	III.B-1
2. Existing Conditions.....	III.B-12
3. Anticipated Impacts.....	III.B-32
4. Mitigation Measures	III.B-44
C. Visual Resources.....	III.C-1
1. Introduction and Principal Conclusions.....	III.C-1
2. Existing Conditions.....	III.C-2
3. Future Without the Proposed Project	III.C-2
4. Anticipated Impacts.....	III.C-2
5. Mitigation Measures	III.C-15
D. Surface Water and Wetlands	III.D-1
1. Introduction and Principal Conclusions.....	III.D-1
2. Existing Conditions.....	III.D-4
3. Future Without the Proposed Project	III.D-15
4. Anticipated Impacts.....	III.D-15
5. Mitigation Measures	III.D-36
E. Geology, Soils and Topography	III.E-1
1. Geology.....	III.E-1
a. Introduction and Principal Conclusions	III.E-1
b. Existing Conditions	III.E-1
c. Future Without the Proposed Project	III.E-3
d. Anticipated Impacts	III.E-4
e. Mitigation Measures.....	III.E-4
2. Soils.....	III.E-5
a. Introduction and Principal Conclusions	III.E-5
b. Existing Conditions	III.E-6
c. Future Without the Proposed Project	III.E-17
d. Anticipated Impacts	III.E-17
e. Mitigation Measures.....	III.E-22
3. Topography.....	III.E-22
a. Introduction and Principal Conclusions	III.E-22
b. Existing Conditions	III.E-23
c. Future Without the Proposed Project	III.E-25
d. Anticipated Impacts.....	III.E-25
e. Mitigation Measures.....	III.E-26

F. Groundwater	III.F-1
1. Introduction and Principal Conclusions.....	III.F-1
2. Existing Conditions.....	III.F-2
3. Future Without the Proposed Project	III.F-6
4. Anticipated Impacts.....	III.F-7
5. Mitigation Measures	III.F-11
G. Vegetation and Wildlife.....	III.G-1
1. Introduction and Principal Conclusions.....	III.G-1
2. Existing Conditions.....	III.G-2
3. Future Without the Proposed Project	III.G-13
4. Anticipated Impacts.....	III.G-13
5. Mitigation Measures	III.G-18
H. Tax Analysis.....	III.H-1
1. Introduction and Principal Conclusions.....	III.H-1
2. Existing Conditions.....	III.H-3
3. Future Without the Proposed Project	III.H-12
4. Anticipated Impacts.....	III.H-13
5. Mitigation Measures	III.H-19
I. Community Services	III.I-1
1. Police Protection Services	III.I-1
a. Introduction and Principal Conclusions	III.I-1
b. Existing Conditions	III.I-1
c. Future Without the Proposed Project.....	III.I-2
d. Anticipated Impacts.....	III.I-2
e. Mitigation Measures	III.I-3
2. Fire Department/EMS.....	III.I-4
a. Introduction and Principal Conclusions.....	III.I-4
b. Existing Conditions.....	III.I-4
c. Future Without the Proposed Project	III.I-5
d. Anticipated Impacts.....	III.I-5
e. Mitigation Measures.....	III.I-7
3. Schools	III.I-8
a. Introduction and Principal Conclusions.....	III.I-8
b. Existing Conditions.....	III.I-8
c. Future Without the Proposed Project	III.I-8
d. Anticipated Impacts.....	III.I-9
e. Mitigation Measures.....	III.I-9
4. Solid Waste Disposal and Recycling.....	III.I-10
a. Introduction and Principal Conclusions.....	III.I-10

b.	Existing Conditions.....	III.I-10
c.	Future Without the Proposed Project	III.I-10
d.	Anticipated Impacts.....	III.I-11
e.	Mitigation Measures.....	III.I-11
5.	Land Donation.....	III.I-11
J.	Utilities.....	III.J-1
1.	Water Supply.....	III.J-1
a.	Introduction and Principal Conclusions.....	III.J-1
b.	Existing Conditions.....	III.J-1
c.	Future Without the Proposed Project	III.J-2
d.	Anticipated Impacts.....	III.J-2
e.	Mitigation Measures.....	III.J-4
2.	Sanitary Sewer.....	III.J-4
a.	Existing Conditions.....	III.J-4
b.	Future Without the Proposed Project	III.J-5
c.	Anticipated Impacts.....	III.J-5
d.	Mitigation Measures.....	III.J-5
3.	Electric	III.J-6
a.	Existing Conditions.....	III.J-6
b.	Future Without the Proposed Project	III.J-6
c.	Anticipated Impacts.....	III.J-6
d.	Mitigation Measures.....	III.J-6
4.	Gas.....	III.J-7
a.	Existing Conditions.....	III.J-7
b.	Future Without the Proposed Project	III.J-7
c.	Anticipated Impacts.....	III.J-7
d.	Mitigation Measures.....	III.J-7
K.	Cultural Resources.....	III.K-1
1.	Introduction and Principal Conclusions.....	III.K-1
2.	Existing Conditions.....	III.K-2
3.	Future Without the Proposed Project	III.K-3
4.	Anticipated Impacts.....	III.K-3
5.	Mitigation Measures	III.K-3
L.	Noise.....	III.L-1
1.	Introduction and Principal Conclusions	III.L-1
2.	Existing Conditions	III.L-1
3.	Future Without the Proposed Project.....	III.L-10
4.	Anticipated Impacts	III.L-13
5.	Mitigation Measures.....	III.L-26

M. Construction	III.M-1
1. Introduction and Principal Conclusions	III.M-1
2. Existing Conditions	III.M-2
3. Future Without the Proposed Project.....	III.M-2
4. Anticipated Impacts	III.M-2
5. Mitigation Measures.....	III.M-13
N. Air Quality	III.N-1
1. Introduction and Principal Conclusions	III.N-1
2. Existing Conditions	III.N-1
3. Future Without the Proposed Project.....	III.N-3
4. Anticipated Impacts	III.N-4
5. Mitigation Measures.....	III.N-9
O. Hazardous Materials	III.O-1
1. Introduction and Principal Conclusions	III.O-1
2. Existing Conditions	III.O-2
3. Future Without the Proposed Project.....	III.O-4
4. Anticipated Impacts	III.O-4
5. Mitigation Measures.....	III.O-4
IV. ALTERNATIVES	IV-1
A. No Action (No Build).....	IV-1
B. Previously Approved Residential, with Planned Commercial/Office	IV-8
C. As-of-Right Mixed-Use Development with Medical Office, Retail, and Recreational Uses	IV-14
D. Keeping Barrett Road a Town Road Rather Than Making it a Private Road....	IV-18
V. ADVERSE ENVIRONMENTAL IMPACTS THAT CANNOT BE AVOIDED	V-1
VI. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES	V-3
VII.GROWTH INDUCING IMPACTS OF THE PROPOSED ACTION....	V-3
VIII.EFFECTS ON THE USE AND CONSERVATION OF ENERGY	V-6

Appendices
Volume II

I-A Market Demand for Logistics Center Articles

I-1 SEQRA Documentation:

- a. Environmental Assessment Form (EAF) Part I (11/06/2017)
- b. Applicant's Zoning Petition to Town Board (11/06/2017)
- c. Other SEQRA Documentation

I-2 Correspondence

B-1 Traffic Data by JMC (Provided in a Separate Volume)

D-1 Preliminary Stormwater Pollution Prevention Plan, dated 11/06/2017 (Provided in a Separate Volume)

D-2 Wetland Delineation Report by Evans Associates Environmental Consulting, Inc., dated September 14, 2017

E-1 Draft Geotechnical Investigation Report by SESI Consulting Engineers, dated April 11, 2018

G-1 Biological Assessment Report by Evans Associates Environmental Consulting, Inc., revision dated March 2018

H-1 2017 Final Tax Assessment Roll Excerpts Pertaining to the 156 Existing Site Parcels

H-2 "Economic Impact Analysis" memorandum by Phillips Preiss, dated May 24, 2018

J-1 Sanitary Test Pit Logs

K-1 Phase IA Archeological Assessment Report by Historical Perspectives, Inc., dated February 2018

O-1 Phase I Environmental Site Assessment by CA Rich Consultants, LP, dated March 2018

Preliminary Site Plan Approval Drawings, which include:

<u>Dwg. No.</u>	<u>Title</u>
C-000	“Cover Sheet”
C-001	“Aerial Photograph”
C-010	“Overall Existing Conditions Map”
C-020	“Existing Conditions Map ‘A’”
C-030	“Existing Conditions Map ‘B’”
C-040	“Existing Conditions Map ‘C’”
C-050	“Existing Conditions Map ‘D’”
C-060	“Existing Conditions Map ‘E’”
C-100	“Overall Layout Plan”
C-101	“Layout Plan ‘A’”
C-102	“Layout Plan ‘B’”
C-103	“Layout Plan ‘C’”
C-104	“Layout Plan ‘D’”
C-105	“Layout Plan ‘E’”
C-200	“Overall Grading Plan”
C-201	“Grading Plan ‘A’”
C-202	“Grading Plan ‘B’”
C-203	“Grading Plan ‘C’”
C-204	“Grading Plan ‘D’”
C-205	“Grading Plan ‘E’”
C-211	“Ridgeline Cross Section ‘A’-‘A’”
C-212	“Ridgeline Cross Section ‘B’-‘B’”
C-301	“Utilities Plan ‘A’”
C-302	“Utilities Plan ‘B’”
C-303	“Utilities Plan ‘C’”
C-304	“Utilities Plan ‘D’”
C-305	“Utilities Plan ‘E’”
C-401	“Erosion & Sediment Control Plan ‘A’”
C-402	“Erosion & Sediment Control Plan ‘B’”
C-403	“Erosion & Sediment Control Plan ‘C’”
C-404	“Erosion & Sediment Control Plan ‘D’”
C-405	“Erosion & Sediment Control Plan ‘E’”
C-501	“Landscaping Plan ‘A’”
C-502	“Landscaping Plan ‘B’”
C-503	“Landscaping Plan ‘C’”
C-504	“Landscaping Plan ‘D’”
C-505	“Landscaping Plan ‘E’”
C-601	“Lighting Plan ‘A’”
C-602	“Lighting Plan ‘B’”
C-603	“Lighting Plan ‘C’”
C-604	“Lighting Plan ‘D’”

<u>Dwg. No.</u>	<u>Title</u>
C-605	“Lighting Plan ‘E’”
C-701	“Tree and Forest Preservation Plan ‘A’
C-702	“Tree and Forest Preservation Plan ‘B’
C-703	“Tree and Forest Preservation Plan ‘C’
C-704	“Tree and Forest Preservation Plan ‘D’
C-705	“Tree and Forest Preservation Plan ‘E’
C-711	“Tree and Forest Preservation List
C-712	“Tree and Forest Preservation List
C-900	“Construction Details”
C-901	“Construction Details”
C-902	“Construction Details”
C-903	“Construction Details”
C-904	“Construction Details”
C-905	“Construction Details”
C-906	“Construction Details”

List of Figures

<u>Number</u>	<u>Title</u>	<u>Following Page</u>
II-1	Site Location Map	II-33
II-2	Aerial Photograph	II-33
II-3	Proposed Lot Map.....	II-33
II-4	Illustrative Site Plan.....	II-33
II-5	Typical Building Elevations.....	II-33
II.5-A	Proposed Building Perspective	II-33
III.A-1	Surrounding Land Use.....	III.A-26
III.A-2	OP-3 Rezoning Map	III.A-26
III.B-1	Town Line Turnaround Plan.....	III.B-49
III.B-2	Conceptual Traffic Signal Improvements	III.B-49
III.B-3	Conceptual Roundabout Improvements	III.B-49
III.C-1	Ridgeline 'A' Cross Section	III.C-17
III.C-2	Ridgeline 'B' Cross Section	III.C-17
III.C-2A	Proposed/Permitted Building Height Comparison.....	III.C-17
III.C-3	Ridgeline 'A' Plan	III.C-17
III.C-4	Ridgeline 'B' Plan.....	III.C-17
III.C-5	Perspective View from Interstate 84 Westbound	III.C-17
III.C-6	Perspective View from Interstate 84 Westbound (Leaves Off)	III.C-17
III.C-7	Perspective View from Interstate 84 Westbound (Leave On)	III.C-17
III.C-8	Perspective View from Interstate 84 Eastbound.....	III.C-17
III.C-9	Perspective View from Interstate 84 Eastbound (Leaves Off)	III.C-17
III.C-10	Perspective View from Interstate 84 Eastbound (Leaves On)	III.C-17
III.C-11	Perspective View from Interstate 84 Westbound	III.C-17
III.C-12	Perspective View from Interstate 84 Westbound (Leaves Off)	III.C-17
III.C-13	Perspective View from Interstate 84 Westbound (Leaves On)	III.C-17
III.C-14	Perspective View from Interstate 84 Eastbound.....	III.C-17
III.C-15	Perspective View from Interstate 84 Eastbound (Leaves Off)	III.C-17
III.C-16	Perspective View from Interstate 84 Eastbound (Leaves On)	III.C-17
III.C-17	Perspective View from Interstate 84 Westbound	III.C-17
III.C-18	Perspective View from Interstate 84 Westbound (Leaves Off)	III.C-17
III.C-19	Perspective View from Interstate 84 Westbound (Leaves On)	III.C-17
III.C-20	Perspective View from Interstate 84 Eastbound.....	III.C-17
III.C-21	Perspective View from Interstate 84 Eastbound (Leaves Off)	III.C-17
III.C-22	Perspective View from Interstate 84 Eastbound (Leaves On)	III.C-17
III.C-23	Perspective View from Twin Brook Court	III.C-17
III.C-24	Perspective View from Twin Brook Court (Leaves Off)	III.C-17
III.C-25	Perspective View from Maple Road	III.C-17
III.C-26	Perspective View from Maple Road (Leaves Off)	III.C-17
III.C-27	Perspective View from Maple Road (Leaves On)	III.C-17
III.C-28	Perspective View from Putnam Trailway.....	III.C-17
III.C-29	Perspective View from Putnam Trailway (Leaves Off)	III.C-17

III.C-30	Perspective View from Putnam Trailway (Leaves On)	III.C-17
III.C-31	Perspective View from Sunset Drive @ Locust Drive	III.C-17
III.C-31A	Sunset Drive @ Locust Drive Cross Section	III.C-17
III.C-32	Garrity Boulevard Cross Section.....	III.C-17
III.D-1	NYCDEP Watercourse Map	III.D-39
III.D-2	Wetlands Map	III.D-39
III.D-3	Proposed Wetland/Buffer Disturbance Areas	III.D-39
III.E-1	Soils Map.....	III.E-27
III.E-2	Soils Impacts Map	III.E-27
III.E-3	Slope Analysis Map.....	III.E-27
III.E-4	Slope Impacts Map.....	III.E-27
III.E-5	Ridgeline 'A' Plan	III.E-27
III.E-6	Ridgeline 'B' Plan.....	III.E-27
III.F-1	Well Location and Watershed Map	III.F-11
III.G-1	Vegetative Communities Map.....	III.G-19
III.G-2	Vegetative Communities Impacts Map	III.G-19
III.L-1	Noise Monitoring Locations	III.N-27
III.M-1	Construction Staging Exhibit 'A'	III.M-13
III.M-2	Construction Staging Exhibit 'B'	III.M-13
IV-1	Alternative B: Previously Approved Residential, with Planned Commercial/Office	IV-26
IV-2	Alternative C: As-of-Right Mixed-Use Development	IV-26

List of Tables

I-1	Project Reviews and Approvals Required
II-1	Proposed and Existing Tax Parcels
II-2	Table of Land Use
II-3	Parking and Loading Table
II-4	Project Reviews and Approvals Required
III.A-1	Permitted Uses by Zoning District
III.A-2	Table of Land Use
III.B-1	Signalized Level of Service Criteria
III.B-2	Unsignalized Level of Service Criteria
III.B-3	Intersection Operations—Existing Conditions
III.B-4	Intersection Operations—No-Build Conditions
III.B-5	Intersection Operations—Alternative No-Build Conditions
III.B-6	Development Volumes
III.B-7	GAP Distribution Center Truck Survey
III.B-8	Sensitivity Analysis Development Volumes
III.B-9	NY 312 & Pugsley Road 70% Columns Eight-Hour Vehicular Volume Traffic Signal Warrant Analysis
III.B-10	Intersection Operations—Peak Weekday AM Hour
III.B-11	Intersection Operations—Peak Weekday PM Hour
III.B-12	Intersection Operations—Peak Saturday Midday Hour
III.D-1	Summary of Peak Rates of Runoff in Existing Conditions
III.D-2	Summary of Proposed Peak Rates of Runoff in Proposed Conditions
III.D-3	Percent Reductions in Peak Rates of Runoff (Existing vs. Proposed Conditions)
III.E-1	Soil Properties
III.E-2	Soil Limitations for Selected Uses
III.G-1	Animals Potentially Occurring at Northeast Interstate Logistics Center
III.H-1	Existing Tax Parcels
III.H-2	Existing Annual Property Taxes Generated by Homestead Parcels
III.H-3	Existing Annual Property Taxes Generated by Non-Homestead Parcels
III.H-4	Total Existing Annual Property Taxes Generated
III.H-5	Summary of Economic Impacts – Construction Phase (Several Years)
III.H-6	Summary of Annual Economic Impacts – Operations Phase
III.L-1	Perception of Changes in Noise Levels
III.L-2	Sound Level and Loudness of Typical Noises of Indoor and Outdoor Areas

III.L-3	Noise Level Drop with Distance from Source
III.L-4	Adding Two Noise Levels Together
III.L-5	Ambient Noise Levels on February 20 and 21, 2018
III.L-6a	Traffic Volume and Noise PCE Comparison of No Build 2023 to Existing 2017 (AM Peak Hour)
III.L-6b	Traffic Volume and Noise PCE Comparison of No Build 2023 to Existing 2017 (PM Peak Hour)
III.L-6c	Traffic Volume and Noise PCE Comparison of No Build 2023 to Existing 2017 (Saturday Peak Hour)
III.L-7	Typical Construction Equipment Noise Levels and Usage Factors
III.L-8	Leq as a Function of Usage Factor
III.L-9	Worst Case Construction Noise Levels by Building
III.L-10a	Traffic Volume and Noise PCE Comparison of Build 2023 to No Build 2023 (AM Peak Hour)
III.L-10b	Traffic Volume and Noise PCE Comparison of Build 2023 to No Build 2023 (PM Peak Hour)
III.L-10c	Traffic Volume and Noise PCE Comparison of Build 2023 to No Build 2023 (Saturday Peak Hour)
III.L-11	Cumulative Noise Levels (Leq, dBA) with 3 or 6 Trucks/Hour per Building
III.L-12	Projected Noise Levels at Each Receptor by Both Individual Buildings and All Four Buildings in Total (dBA)
III.L-13	Projected Leqs with Buildings #1, #2, and #3 Cold Storage
III.N-1	Representative Monitored Ambient Air Quality Data (2016)
IV-1	Comparison of Alternatives